



LAWTON STATION

Rules & Regulations

Coastal Community Association Management

1/1/2016



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RULES & REGULATIONS

Why Does My Association Have Rules & Regulations?

Most associations have specific rules & regulations of the “do’s and don’ts” of the community. When you purchase in an association, it’s important that you educate yourself on what these rules & regulations are because there can be violation fees imposed.

Simply put, rules & regulations are established to maintain the value of your investment. This is the primary reason why individuals chose to live in an association.

Without guidelines of what is or is not allowed, you could be living next to someone whose opinion of what is “acceptable” varies greatly from your own. For example, consider living next to or near someone who likes to collect scrap cars from a junkyard. Every time they add to their collection, they leave it in their front yard, only to neglect those scrap vehicles and allow the grass to grow around them and critters to find a new home. Regardless of how wonderfully you take care of your home and home site, do you think you will receive fair market value when & if you decide to sell?



Associations put rules & regulations together in an effort to maintain property values.

Violation fines are not meant to be income producing. Unfortunately, they do exist to remind those who do not comply that the rules & regulations are set up to protect the community’s investments.

No one likes to receive a violation notice. For this reason, please see the procedure below:

1. A “Friendly Reminder” is sent when a violation is observed or reported. Typically, a photo is included to document the violation. Depending upon the violation, a time frame is given for the offense to be corrected. If you feel you cannot meet the deadline included in the notice, please contact the CCAM office and we will make a notation on your account as to when the violation will be corrected.
2. If the violation is not corrected within the time frame specified or the homeowner has not contacted the CCAM office of negotiated compliance date, a violation notice will be sent with a violation fee and another deadline for compliance. (Usually ten (10) business days.) The violation fee will be added to the homeowner’s account.
3. Violation fees will continue to be assessed and added to the homeowner’s account until the issue is resolved.

NOTE: All homeowners can dispute a violation. A “Non-Compliance Dispute Form” can be found on the CCAM website (www.ccamsc.com). This form can be filled out and submitted for ARC review.



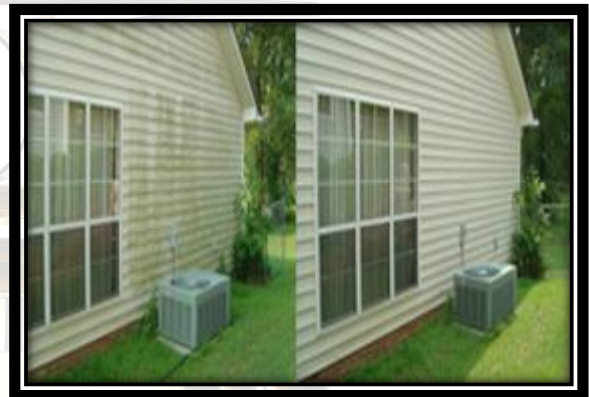
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RULES & REGULATIONS (continued)

STRUCTURE APPEARANCE

Each Owner shall keep and maintain each home site or lot or structure in good condition and repair, including, but not limited to:

- a. Repairing and painting;
- b. Pressure washing



LAWN MAINTENANCE

Each Owner shall keep and maintain each home site's or lot's landscape in good condition and repair, including, but not limited to:

- a. the seeding, watering and mowing of all lawns; and





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- b. the pruning and trimming of all trees, hedges and shrubbery so that the same are not unsightly and/or not obstructive of a view by motorists or pedestrians of street traffic.



TREES

All new trees must be approved by the ARC prior to installation. No living tree having a diameter of more than six (6) inches (measured from a point two (2) feet above ground level) shall be removed from any home site or lot unless such removal is in conformity with an approved landscaping plan and specifications.



EROSION CONTROL

No activity which may create erosion or siltation problems shall be undertaken on any home site or lot without the prior written approval of the ARC.



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RESTRICTIONS OF USE

Home sites may be used for single-family residential purposes only.

RE-SUBDIVISION OF A PROPERTY

Once a Lot or home site has been conveyed by Declarant to an Owner, the Lot or home site shall not be split, divided, subdivided, or combined nor shall its boundary lines be altered, without the prior written approval of the Board of such split, division, subdivision, combination or boundary line alteration.

TEMPORARY BUILDINGS

No temporary building, trailer, garage or building under construction shall be used, temporarily or permanently, as a residence on any home site except as may be approved in writing by the Declarant or, if established, by the ARC.





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SIGNS

- a. No signs whatsoever (including but not limited to commercial and similar signs) shall, without the prior written approval, be installed, altered or maintained on any home site or Lot, or on any portion of a Structure visible from the exterior thereof, except for such signs as may be required by legal proceedings.
- b. All Owners acknowledge and agree that no "For Sale" signs of any kind will be allowed on any home site (without the prior written consent.)





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CLOTHESLINES, GARBAGE CANS & MAILBOXES

- a. No clotheslines visible from any street, sidewalk or public area shall be permitted.



- b. All equipment, garbage cans, and woodpiles shall be kept in a garage or screened by adequate planting or approved fencing so as to conceal them from view by neighboring residences and streets.

- c. Standard mailboxes shall be provided and installed by Declarant at each home site prior to sale.

PARKING AND RELATED RESTRICTIONS

- a. Parking on the street of any vehicle is not allowed except on a temporary basis with prior approval from CCAM.



- b. No schoolbus, truck or commercial vehicle over three-quarters (3/4) ton capacity, house trailer, mobile home, motor home, recreational vehicle, camper, habitable motor vehicle of any kind, boat or boat trailer, trailers of any kind, or like equipment shall be permitted on any home site or Lot unless enclosed within an approved out building so that it is not visible from the street except on a temporary basis with prior approval from CCAM.



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- c. Any trash, firewood, wood scraps, building materials (excluding during construction of a Structure), or other such materials shall be covered from view.



RECREATIONAL EQUIPMENT

Recreational and playground equipment must be approved and shall be placed or installed only upon the rear yard of a home site so as to not be visible from the street unless another location is otherwise allowed by the Design Standards. Specifically prohibited under this provision are air powered guns and any associated equipment, paint ball guns and any associated equipment.

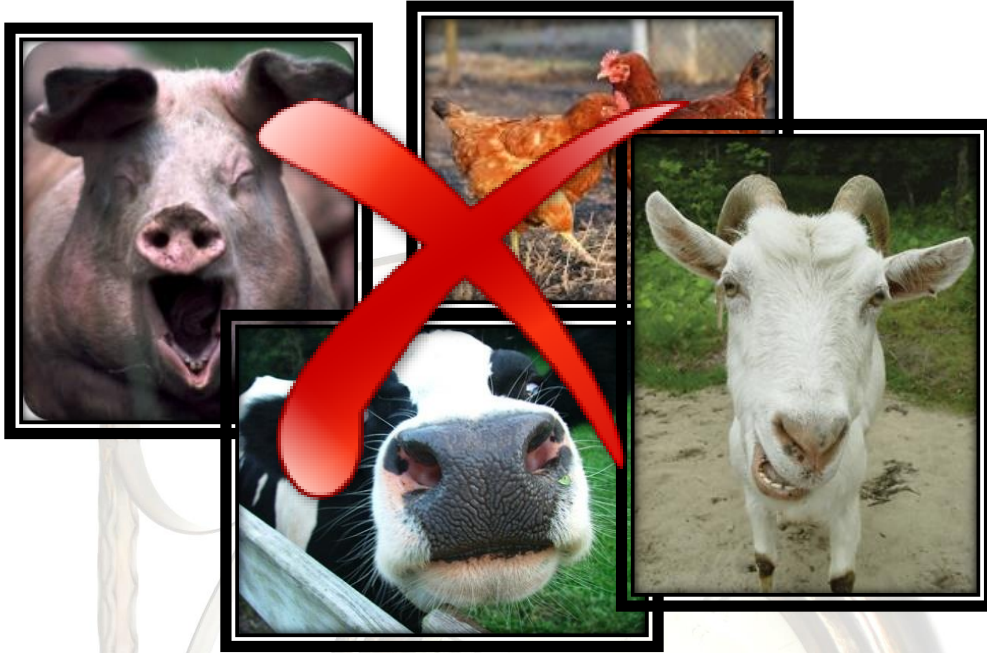




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ANIMALS

- a. No livestock, swine or poultry of any kind is allowed on any home site.



- b. The maximum number of household pets is limited to three (3).





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- c. Aggressive breed dogs or any animal that is deemed to be aggressive are prohibited. (Please refer to the Covenants regarding specific dog breeds.)
- d. No animal shall be allowed to become a nuisance or be raised for commercial purposes.
- e. Any structure needed for purposes of housing an animal must have ARC approval.
- f. Always pick up after your pet. There are doggie stations located throughout the community.





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LIVING WITH SOUTH CAROLINA WILDLIFE

Living in the South Carolina lowcountry area affords every resident a vast share of contact with the local wildlife. The feeding of deer, raccoons, birds that we commonly see around lagoons & alligators in Lawton Station is strictly prohibited.



LOWCOUNTRY MAMMALS

While deer & raccoons may look cute and possibly hungry, feeding them just isn't a good idea. Below are some reasons why.

1. "People Food" is not nutritionally sound for wild animals and, in some cases, may cause health issues for the animal.
2. It makes wild animals lose their natural "fear" of human contact. As well as your intentions might be, any wild animal needs to understand basic survival skills, including finding food.
3. Wild animals who depend on "people food" can cause disease, which can be passed on to domestic pets & humans.





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ALLIGATORS



***Information contained came from South Carolina Parks: www.southcarolinaparks.com.

The American alligator is the only large predator remaining in South Carolina, yet many visitors and residents remain unaware of how to avoid potential conflicts with it. Because alligators are regularly observed lazily basking along water bodies, many people mistakenly assume that they are docile and harmless. Normally, alligators will stay away from humans and pose little threat to them. However, alligators should never be approached and people should avoid becoming complacent in and around water bodies.





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Avoiding Alligator Encounters

- An unmolested alligator is shy and peaceful; however, with the wrong kind of encouragement, these timid reptiles can become a serious threat to public safety.
- 7-8 feet alligators can really start injuring people and taking dogs. Most attacks on humans are by alligators 9-10 feet or larger.
- Most alligator problems occur between early March and July which is the breeding season. At this time of year, they are also generally more visible because they want to get out of the cold water and warm up in the sunshine.
- Alligators will not flee while on land – they will face you and stand their ground.



- Most attacks associated with alligators occur when they have been fed by humans or when they are defending their nests.
- Never get closer than 15 feet to an alligator. If it hisses or opens its mouth in defense, you should back away even further.
- Alligators located at the water's edge may act quite differently from those that are landlocked. Alligators should retreat into the water at the approach of humans. If the alligator lets you get very close without some defensive action on its part, it is demonstrating problem behavior.
- Alligators six feet or larger present the greatest hazard. Smaller alligators, four feet or less, pose little threat. **However, NEVER toy with the smaller alligators or pick them up because they're cute. They may actually be babies or adolescents and the mother may be nearby.**



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- Keep a VERY wide margin. Alligators can be surprisingly quick on land and are capable of running short distances in addition to lunging at you with explosive force.
- Most attacks occur while the victim is at least partially in the water. Work in pairs and stay alert when working in or near fresh and brackish water.
- **NEVER FEED OR ENTICE ALLIGATORS. It's dangerous and illegal. When fed, alligators overcome their natural wariness and learn to associate people with food.**
- Inform others that feeding alligators is illegal and creates problems for others who live around that area. Feeding alligators creates a danger for everyone.
- Don't feed any wildlife in or near the water. Dispose of fish scraps in the garbage cans – do not throw them in to the water. Feeding any type of animal living near the water's edge is like playing with fire. Although this is not intentionally feeding the alligators it creates a situation where the alligators see these events and begin associating people as a food source.
- Alligators are most active between dusk and dawn. Large alligators feed most actively during the evening hours.
- Closely supervise children when they are playing around water. Never allow small children to play unsupervised near water.
- Don't let pets swim, exercise, drink from or run along the shoreline of waters that may contain alligators. Alligators are attracted to dogs probably because they are about the same size as an alligator's natural prey.

Leave alligators alone. State law prohibits killing, harassing or possession of alligators.





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RULES REGARDING THE FEEDING OF WILDLIFE

Human provided food sources whether intentional or unintentional are the primary cause of conflicts between wildlife and people. Injuries are rare; however, wildlife can be dangerous and are capable of inflicting serious injury, damage to personal property, or killing humans and pets. Besides running the risk of human injury, often it is the particular wild animal that has to be destroyed because of these conflicts. There are known practices which minimize or prevent human-wildlife conflicts. Therefore, the Lawton Station HOA will be taking preventative measures to not only keep the residents of the Lawton Station safe, but also keep the wildlife of Beaufort County wild.

Residents will be required to perform all necessary actions to remove attractants of wildlife. This includes, but is not limited to:

1. Pet food shall not be put or stored outside for any time period. Feeding on enclosed patios is permitted.
2. All barbecue grills shall be cleaned immediately after use in an appropriate location.
3. All garbage and trash shall be kept in a wildlife resistant container.

Intentionally placing food or garbage, allowing the placement of food or garbage, or offering food or garbage in such a manner that it attracts alligators, foxes or raccoons and in a manner that is likely to create or creates a public nuisance is prohibited.
